

IMPORTANT NOTICE TO APPLICANT:

Make check for the total Processing Fee Payable to: Board of County Commissioners.

FOR OFFICIAL USE ONLY:

Agenda Date: 2-19-16
Tentative No.: T- 22982-6-EXT-ND
Received Date: 2-9-16

FEES:
P.W.W.M. ----- \$1,872.00
Plus \$10.90 per site in excess of 6 sites ----- \$0.00
P.E.R.A. ----- \$210.00
PRINT \$2,082.00

Concurrency Review Fee (*6.00% of Sub-Total) -- \$124.92 *Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 26 Twp.: 54 S. Rge.: 40 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: Be Silver
2. Owner's Name: William J. Real Phone: 305-582-9494
Address: 7120 SW 71 CT City: Miami State: FL Zip Code: 33143
Owner's Email Address: wreal@civicconstruction.com
3. Surveyor's Name: Hadonne Corp. Phone: 305-266-1188
Address: 1985 NW 88th Ct. #201 City: Doral State: FL Zip Code: 33172
Surveyor's Email Address: ahadad@hadonne.com
4. Folio No(s): 30-4026-013-0610 / _____ / _____
5. Legal Description of Parent Tract: See Attached Exhibit "A"
6. Street boundaries: Sunset Dr. & SW 71 Avenue
7. Present Zoning: EUM Zoning Hearing No.: _____
8. Proposed use of Property:
Single Family Res.(2 Units), Duplex(_____ Units), Apartments(_____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by P.E.R.A. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: _____

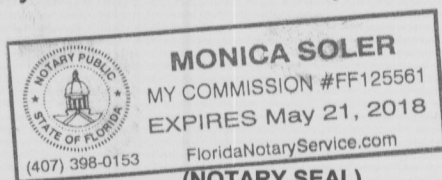
(Print name & Title here): William J. Real

BEFORE ME, personally appeared William J. Real this 8th day of February, 2016 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce personally known. as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 8th day of February, 2016 A.D.

Signature of Notary Public: Monica Soler

(Print, Type name here: Monica Soler)



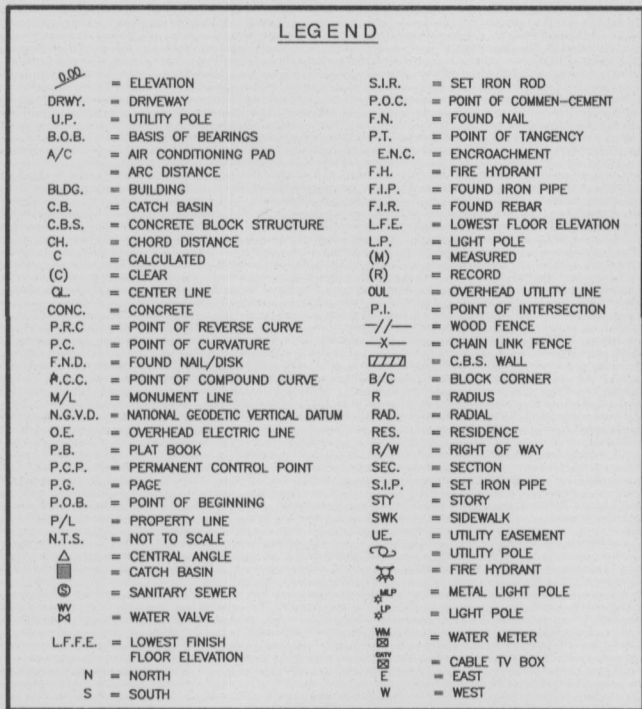
(NOTARY SEAL)

5/21/18
(Commission Expires)

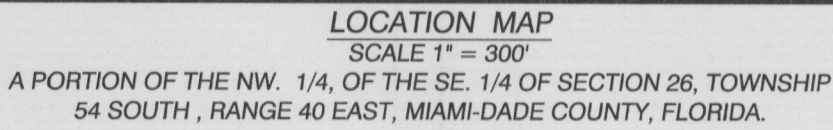
FF125561
(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

TENTATIVE PLAT T-22982-7-COR.
BE SILVER
SEC. 26, TWP. 54 S, RGE. 40 E DISTRICT 7
ZONING: EUM MIAMI-DADE COUNTY



The subject property falls within Miami-Dade County Flood Criteria 8.0 feet, more or less, as depicted on "AMENDED PLAT OF CRITERIA MAP", recorded in Plat Book 120, Page 13, Public Records of Miami-Dade County, Florida.


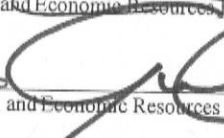


NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

REVISIONS	
1.	6.
2.	7.
3.	8.
4.	9.
5.	10.

Field Book:	FIELD
DRAWN BY:	AH
TECH BY:	RI
QA/QC BY:	AH
Job No.:	08086
	1/1

BE SILVER

TENTATIVE PLAT NO. **22982-7-COR.**
 Sec. 26 Twp. 54 Rge. 40
 Municipality: MIAMI-DADE
 Zoned: EU-M
 RECOMMENDS
 APPROVAL 3-11-16 
 Date, Regulatory and Economic Resources Dept. (Platting)
 RECOMMENDS
 APPROVAL 3-11-16 
 Date, Regulatory and Economic Resources Dept. (Zoning)

- ☒ Recommends approval subject to the requirements checked below:
- ☒ The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.
- ☒ Concurrency capacity reservation is valid until May 21, 2016 if tentative plat is kept active.
- ☒ Tentative Plat valid until May 21, 2016
 Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.
- ☒ No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Department of Transportation and Public Works. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.
- ☒ Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.
- ☒ Site to be filled to County Flood Criteria Elevation of 8.0 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.
- ☒ Property owner/ Developer must provide the needed improvements within the right-of-way.
- ☒ For the removal of any tree a permit is required.
- ☒ Drainage Plan required. Contact Mohammed Mansuri at (305)375-2707.
- ☒ Bond Estimate for required improvements. Items and amounts to be determined by the approved tentative plat and the approved paving and drainage plan.
- ☒ Performance Bond and Agreement for required improvements is required. (Cash or Letter of Credit).
- ☒ Existing power poles and anchors that interfere or do not comply with the horizontal clearance requirements as per Florida Green Book, shall be removed or relocated at owner's expense.

- ☒ Florida Department of Transportation approval required prior to final plat review. See attached FDOT memorandum for additional concerns and requirements. Contact Cristina Kinman at (305) 470-5489 for details.
- ☒ All non-conforming structures must be removed prior to final plat review. An up-dated survey from a registered Land Surveyor showing that said improvement(s) has been removed is required. Department of Regulatory and Economic Resources (Zoning) approval required.
- ☒ Any existing structure, including fences on proposed public right-of-way must be removed prior to Final Plat review. An up-dated survey or a letter from a registered Land Surveyor stating that said improvement has been removed is required.
- ☒ Decorative wall plan required along SW 72nd Avenue. Lot lines along SW 72nd Avenue and SW 72nd Street to be shown as a limited access line on the final plat.
- ☒ See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.
- ☒ School Board approval required prior to final plat review.
- ☒ MDWASD approval required prior to final plat review.
- ☒ See attached Miami Dade Water and Sewer Department (MDWASD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.
- ☒ One (1) SUR required prior to Final Plat review. Proper notation on the final plat is required.
- ☒ Note: Release of permits for models is contingent to the submittal of the required SUR. Zoning Division approval is required.
- ☒ Final Mylar(s) plus five (5) prints.
- ☒ Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.
- ☒ Paid Tax receipts (and escrow, if applicable).
- ☒ Processing fee for Final Plat.
- ☒ Recording fee for Final Plat.
- ☒ Processing fee for Permanent Reference Monument Verification.
- ☒ Water Control Division approval after final plat submittal. (DRER)
- ☒ Approval regarding method of water supply.
- ☒ Approval regarding method of sewage disposal.
- ☒ Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).
- ☒ State Plane Coordinate Data Sheet.
- ☒ AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www.miamidade.gov/platstatus>)